

Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

Subject: Establishment of an Agricultural Preserve

Gentlemen:

I (we) hereby request the Planning Commission consider and recommend to the Board of Supervisors that my (our) property be established as an agricultural preserve pursuant to Section 51200(d) of the California Government Code, being part of the California Land Conservation Act of 1965. It is my (our) intent to provide the necessary subsequent restrictions on land use within this preserve by means of an agreement pursuant to Chapter 7, Division 1, of Title 5 of the California Government Code.

In summary of the attached application:

Property offered consists of 50.14 acres;

Identified as County Assessor's Parcel Number(s) 089-010-70

(indicate if this is a portion of the parcel, with more detailed information to be shown on the accompanying map)

Located generally in the vicinity of Thompson Hill Road in the Gold Hill Agricultural
District _____, as shown on the attached map.

The nature of the property is such that it is (can be) devoted to agricultural and compatible uses.

I (we) understand generally the provisions of the California Land Conservation Act of 1965 and the obligations imposed upon application of said Act.

Sincerely yours,



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of El Dorado)

On 2/8/16 before me, Diana G. Fedrow, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Thomas R. Van Noord
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Diana G. Fedrow*
Signature of Notary Public

_____, 20____

PART I
(To be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME Thomas R. Van Noord PHONE (530) 306-5611

PHONE (_____) _____

PHONE (_____) _____

MAILING ADDRESS 3350 Country Club Dr #202 Cameron Park, CA 95682

ASSESSOR'S PARCEL NUMBER(S): (Attach legal description if portion of parcel)
089-010-70

TYPE OF AGRICULTURAL PRESERVE (Check one):

Williamson Act Contract (10-year roll-out) x
Farmland Security Zone (20-year roll-out) _____

NUMBER OF ACRES TO BE CONSIDERED UNDER THIS CONTRACT 50.14

WATER SOURCE spring PRESENT ZONING AG-40

YEAR PROPERTY PURCHASED 2000

WHAT IS YOUR AGRICULTURAL CAPITAL OUTLAY (excluding land value)?

List specific items or improvements with value for each.

<u>Improvement</u>	<u>Value</u>
<u>Fencing, brush mastications, roads,</u>	<u>\$ 45,000 +</u>
<u>firebreaks, spray poison oak, star thistle removal</u>	_____
<u>spring development</u>	_____
_____	_____

PART I

(Continued, page 2)
(To be completed by applicant)

If improvements total under \$45,000, explain what agricultural capital improvements will be made in the next three years.

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
Cattle grazing	\$ 2,000+
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
	Total \$ 2,000+

NOTE: Total gross income must exceed \$13,500 per year for high intensity farming (orchards, vineyards, row crops), or \$2,000 for low intensity farming (grazing). If the total does not exceed these amounts, when do you anticipate your agricultural operations will gross this amount?

PART I
(Continued, page 3)
(To be completed by applicant)

CURRENT LAND UTILIZATION

Pear trees _____	acres	Date planted _____
Apple trees _____	acres	Date planted _____
Walnut trees _____	acres	Date planted _____
_____ trees _____	acres	Date planted _____
Irrigated pasture _____	acres	Date planted _____
Crop land _____	acres	Comments _____
Dry grazing ^{50.14} _____	acres	Comments _____
Brush _____	acres	Comments _____
Timber _____	acres	Comments _____
Christmas trees _____	acres	Comments _____
Grapes _____	acres	Comments _____
_____	acres	Comments _____

TOTAL ACRES 50.14 (This figure should equal acreage under Contract)

PLANNED FUTURE DEVELOPMENTS

Briefly describe what future plans you have for the development of this agricultural unit. Please list acreage, crops and time schedule for your planned projects.

I hereby certify that the information contained within this application is true and correct to the best of my knowledge.

Date 2/8/2016


Signature of Applicant

PART II
(To be completed by Assessor)

Comments: What are the partial roll-out acreages?
All 50.66 acres of 89-010-169 are used as
dry grazing.

Assessor's recommendation(s): The Assessor's office did
not find anything that would cause problems
with these proceeding.

Date

6/17/14


El Dorado County Assessor

PART III

(To be completed by Agricultural Commission)

Comments: See attached.

Commission's recommendation(s): See attached.

Date

Chairman, Agricultural Commission



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Lloyd Walker, Vice-chair – Other Agricultural Interests
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry Related Industries
Ron Mansfield – Fruit and Nut Farming Industry
Tim Neilsen, Livestock Industry
John Smith – Fruit and Nut Farming Industry

MINUTES

November 12, 2014
6:30 P.M.

Board of Supervisors Meeting Room
330 Fair Lane – Building A, Placerville

- Members Present: Bacchi, Boeger, Smith, Neilsen, Walker, Draper, Mansfield
- Members Absent: None
- Ex-Officio Members Present: None
- Media Members Present: None
- Staff Members Present: LeeAnne Mila Deputy Agricultural Commissioner
Chris Flores, Clerk to the Agricultural Commission
- Others Present: Thomas Van Noord, Matt Veerkamp

I. CALL TO ORDER

- Chair, Greg Boeger, called the meeting to order at 6:30 p.m.

II. APPROVAL OF AGENDA

Chair Boeger called for a voice vote for approval to approve the Agenda of November 12, 2014 as submitted with Staff changes on Item VI.

AYES: Bacchi, Smith, Boeger, Neilsen, Mansfield, Draper, Walker
NOES: None
ABSENT: None

III. APPROVAL OF MINUTES

- Minutes of September 10, 2014

It was moved by Mr. Smith, and seconded by Mr. Bacchi to approve the minutes from September 10, 2014.

- Chair, Greg Boeger, called for a voice vote for approval of the Minutes of September 10, 2014

AYES: Bacchi, Smith, Boeger, Neilsen

NOES: None
ABSENT: None

- VI. BLA14-0045, VanNoord Agricultural Commission hearing:** Planning Services has requested a review and recommendation by the Agricultural Commission for a request for a boundary line adjustment between three existing parcels; **APN 089-010-68** consists of 10.46 acres, **APN 089-010-69** consists of 50.66 acres, and **APN 105-190-39** consists of 167.97 acres. The request is to combine 089-010-68 and 089-010-69 for expanded agricultural use and to split 105-19-039 into two parcels based on the location of Thompson Hill Rd. The parcel number 089-010-69, consisting of 50.66 acres, is currently in Williamson Act Contract # 13-0009. Parcel number 089-010-68 is currently in roll-out. (District 4).

Request for Agricultural Commission Review for BLA14-0045 Ag Preserve #283

During the Agricultural Commission's regularly scheduled meeting held on November 12, 2014, the following discussion and motion occurred regarding BLA14-0045.

- Zoning and Land Use:

Parcels 089-010-68 and 089-010-69 are zoned AE (Exclusive Agriculture) and have a land use designation of AL (Agricultural Lands).

Parcel 105-190-39 is zoned RE-10 (Estate Residential Ten-Acre) and has a land use designation of RR (Rural Residential).

- Soils:

None of the parcels contain any Prime Farmland, Statewide Important Farmland, or Unique/Soils of Local Importance.

- Proximity to Agricultural District:

Parcel 105-190-39 – the upper portion of this parcel is in the Gold Hill Agricultural District

- BLA 14-0045 must conform to Government Code Section 51257, as APN 089-010-69 and APN 089-010-68 (Roll-out initiated in July of 2014) are in active Williamson Act Contracts. The code section states, "(a) To facilitate a lot line adjustment, pursuant to subdivision (d) of section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new

contract or contracts pursuant to this chapter, provided that the board or council finds all of the following:

- 1) The new contract would enforceably restrict the adjusted boundaries of the parcels for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.
 - 2) There is no net decrease in the amount of acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
 - 3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.
 - 4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
 - 5) The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
 - 6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
 - 7) The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.”
- Staff Recommendation: Staff recommends conditional APPROVAL of BLA 14-0045 due to the fact that the findings for Government Code Section 51257 can be met.

The applicant was present and spoke about the boundary line adjustments.

It was moved by Mr. Smith and seconded by Mr. Bacchi to adopt staff's recommendations after discussion of the Williamson Act revision and recommend APPROVAL of BLA 14-0045 due to the fact that the findings for Government Code Section 51257 can be met.

Motion passed

AYES: *Smith, Walker, Draper, Mansfield, Bacchi, Neilsen, Boeger*

NOES: None
ABSENT: None

- VII. **Agricultural Commission review of Singh Gill APN 084-02-076, property located at 2101 Trail Gulch Road, Swansboro Discussion available on tape through Legistar Minutes 11/12/14.**
- VIII. **Agricultural Commission Vacancies for one Livestock Industry member and two Fruit and Nut Farming Industry members (one four year term and one to complete the newly vacated position of Commissioner Smith) "Term of Office Expiration:" Agricultural Commission Representation regarding Review Panel (tentative date for interviews is December 8, 2014)**

Interview process canceled and letter of appointment sent by Charlene Carveth to Board of Supervisors for appointment on 1/6/15 reads as follows:

COUNTY EL DORADO DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

INTER OFFICE MEMORANDUM

December 2, 2014

TO: Jim Mitrison, Clerk of the Board of Supervisors

FROM: Charlene Carveth, Agriculture Commissioner/Sealer of Weights & Measures

SUBJECT: Agricultural Commission appointment for January 2015 Board Meeting

The Agricultural Commission is comprised of seven members, not officials of the county, appointed by the Board of Supervisors, representing the following industries: Forestry/Related (1), Livestock (2), Fruit and Nut Farming (2), Agricultural Processing (1), and Other Agricultural Interests (1).

In accordance with Agricultural Commission Bylaws adopted by the Board of Supervisors on August 31, 2004, a Notice of Terms of Office Expiration was submitted to the local newspapers and to county agricultural organizations. In addition, an independent Review Panel comprised of industry representatives as identified in the Agricultural Commission By-Laws § 4(a), was scheduled to meet on December 8, 2014, to review applications and interview candidates. The positions of Livestock Industry and Fruit and Nut Farming Industry were up for re-appointment for four year terms. Applications were required to be submitted by close of business November 26, 2014. As a result of the notifications, the incumbents were the only members to apply thus revoking the necessity for convening the review panel. In addition to the two vacancies

we received notification of a third member vacancy due to the resignation of Commission member John Smith, which opened up his remaining two year term in the Fruit and Nut Farming Industry. One applicant applied to complete the remaining two years of the term that was vacated.

It is my recommendation to the Board of Supervisors to re-appoint Chuck Bacchi to represent the Livestock Industry on the County of El Dorado Agricultural Commission for a four (4) year term beginning January, 2015, re-appoint Ron Mansfield to represent the Fruit and Nut Industry for a four (4) year term beginning January, 2015, and appoint David Bolster to represent the Fruit and Nut Industry for the remaining term of two (2) years.

Following the Board's action to re-appoint Chuck Bacchi and Ron Mansfield, with a term of four years (January 2015 to January 2019), and appointment of David Bolster to the remaining two year term (January 2015 to January 2017), the commission members will begin their terms at the regular scheduled Agricultural Commission meeting of January 10, 2015.

- IX. **LEGISLATION AND REGULATORY ISSUES** – LeeAnne Mila will be discussing SB1168 Ground Water Management, SB1319 Ground Water, and AB1739 Ground Water Management.
- X. **OTHER BUSINESS** – None
- XI. **ADJOURNMENT** 8:16 pm

APPROVED:  DATE: 01/14/2015
Greg Boeger, Chair

PART IV

(To be completed by Planning Commission)

Date of public hearing: Not applicable.

Action: Not applicable.

Comments: _____

Executive Secretary, Planning Commission

PART V

(To be completed by Board of Supervisors)

Date of public hearing: _____

Action: _____

Comments: _____

James S. Mitrisin, Clerk to the Board

By: _____
Deputy Clerk to the Board